ENVIRONMENTAL CONDITION OF PROPERTY (ECP) REPORT

For

MILITARY FAMILY HOUSING
AT NAVAL BASE VENTURA COUNTY POINT MUGU
POINT MUGU, CALIFORNIA

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Prepared for

Naval Facilities Engineering Command Southwest
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For military family housing constructed before 1978 (San Miguel and Santa Cruz housing areas) the relevant PPV lease agreement shall:

- Require the PPV entity to develop a lead management plan.
- Require the PPV entity to maintain the family housing and associated property in accordance with a lead management plan.
- Require the PPV entity to take appropriate corrective action if the PPV entity is advised that a child under six, living in the military housing unit, has been reported to have an elevated blood lead level and the unit has been identified as the potential source.

Additionally, for military family housing constructed before 1960 (Santa Cruz housing area):

- If the military family housing is occupied when transferred to the PPV entity, the relevant PPV lease agreement shall require the following:
    - For family housing and associated property, the PPV entity must abate all lead hazards identified in this ECP Report within thirty (30) days of transfer. For any other lead hazards which are subsequently discovered, for family housing and associated property which is occupied at the time of transfer, abatement must occur no later than the first change of occupancy, or during renovation or replacement, whichever event occurs first.
    - The LBP management plan for housing shall identify the steps that the PPV entity will take to address any LBP hazards in the housing and associated property that pose an immediate threat to the health of military family housing residents.
- If the military family housing is vacant when transferred to the PPV entity, the relevant PPV lease agreement shall require the PPV entity to abate any identified LBP hazards, before any occupancy of that military family housing.

5.10 PESTICIDES AND HERBICIDES

Historical use of diazinon and carbamates in the Subject Property has been documented. However, no information exists regarding the specific areas and quantities in which the chemicals might have been applied (SCS, 1985). Chlordane may also have been applied to the soil beneath housing units during their construction but is undocumented (Alliance, 2007). NBVC Point Mugu utilizes pesticides for vector control within the jurisdiction of the Los Angeles Regional Water Quality Control Board (NBVC, 2011). Residents may store and use household quantities of insecticides, pesticides, and herbicides within the Subject Property for gardens and landscaped areas.

5.10.1 Pesticides and Herbicides References

The findings were based on the following reviewed data and reference documents and interviewed personnel:

- Initial Assessment Study from 1985 (SCS, 1985)
- Pesticide Application Plan, General Permit No. GAG 990004 (NBVC, 2011)

activities generate solid, medical, and biohazardous waste streams. The wastes generated by Building 5 are actively managed by NBVC and are unlikely to impact the Subject Property.

5.18.5 Polychlorinated Biphenyls

PCBs were used in the past as dielectric fluid in electrical equipment (transformers) in the adjacent property. All previous PCB transformers have been replaced in the adjacent property with non-PCB-containing transformers (Alliance, 2007).

NBVC Point Mugu IR Sites 7, 10, and 11 address PCB contamination but are outside the adjacent property and have no potential impact for PCB contamination within the Subject Property.

5.18.6 Asbestos Containing Material

Adjacent Anacapa, San Miguel, and Santa Cruz housing areas are likely to contain ACM as identified for the Subject Property in Section 5.8. The potential for impact exists from the adjacent property to the Subject Property if ACM is improperly handled and disposed of during abatement, removal, and demolition.To prevent potential impacts, NBVC Point Mugu should ensure that future renovation and demolition projects in the adjacent property are performed by AHERA certified personnel in accordance with EPA 40 CFR 61 Part M, NESHAP Final Rule for Demolition Operations and OSHA 29 CFR 1926.1101 Regulated Work Area Requirements.

5.18.7 Lead-Based Paint

Adjacent San Miguel and Santa Cruz housing areas are likely to contain LBP as identified for the Subject Property in Section 5.9. LBP within the adjacent property is unlikely to impact the Subject Property.

5.18.8 Pesticides and Herbicides

NBVC Point Mugu is bordered by agricultural lands on the east, separated by the frontage road and PCH 1. Pesticides, herbicides, and or fungicides may have been used as part of agricultural operations. Impacts to the Subject Property from application of chemicals in the growing area are unlikely.

As identified in Section 5.10, historical use of diazinon and carbamates in the Subject Property and adjacent property have been documented; however, there is no information regarding the specific areas and quantities in which the chemicals might have been applied (SCS, 1985). Chlordane may also have been applied to the soil beneath adjacent Anacapa, San Miguel, and Santa Cruz housing units during their construction, but is undocumented (Alliance, 2007). NBVC Point Mugu utilizes pesticides for vector control within the jurisdiction of the Los Angeles Regional Water Quality Control Board (NBVC, 2011). Residents in the adjacent property may store and use household quantities of insecticides, pesticides, and herbicides within the Subject Property for gardens and landscaped areas.

The Initial Assessment Study from 1985 (SCS, 1985) described historical use of a number of insecticides, herbicides, rodenticides, and molluscicides around NBVC Point Mugu. Chemicals included dichlorodiphenyltrichloroethane (DDT), chlordane, dieldrin, aldrin, parathion, diazinon, malathion, setin, falcam, mercury salts, calvar, krovar, and dalapan. Historical practices included use of DDT mixed with xylene and diesel fuel for mosquito control in lagoon areas. No